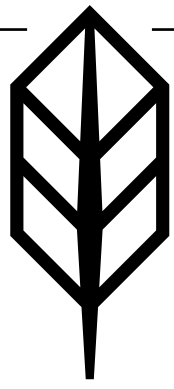


The Preservation Society of Asheville and Buncombe County (PSABC) was formed in 1976, with interest in preservation sparked by observance of the US Bicentennial, and in response to threats to local buildings and sites posed by neglect, insensitive alteration, and large-scale transportation projects. Disinvestment in downtown, plans for the open cut through Beaucatcher Mountain, and a proposal to turn Montford Avenue into a through street connecting to U.S.19-23 spurred formation of the volunteer

group, which quickly incorporated and initiated work as a community non-profit. The Society advocated to City Council and County Commission to establish a joint city-county local landmark and historic district commission, to designate Montford as a local historic district, and to provide matching funds for local survey of historic buildings and sites. These actions made possible the historic designation of numerous sites and districts, and contributed to downtown revitalization and preservation of historic places county-wide.

MAY IS NATIONAL PRESERVATION MONTH!



Pebbledash

PRESERVATION
SOCIETY OF
ASHEVILLE
AND BUNCOMBE CO.

A PUBLICATION OF THE PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE COUNTY

SPRING 2025

NATIONAL TRUST FOR HISTORIC PRESERVATION NAMES FRENCH BROAD & SWANNANOA RIVER CORRIDORS ON LIST OF 11 MOST ENDANGERED HISTORIC PLACES



National Trust for Historic Preservation
**America's 11 Most
Endangered Historic Places**



Biltmore Estate Gatehouse on September 30, 2025. The crest of the Swannanoa River can be seen just below the arch of the entrance. Photo: David Huff Creative

“...we can’t turn away from these communities as they recover, rebuild, and plan for a resilient future”
Carol Quillen, National Trust for Historic Preservation

On May 7, the National Trust for Historic Preservation named the French Broad and Swannanoa River Corridors to the 2025 list of America’s 11 Most Endangered Historic Places. This designation comes in light of Western North Carolina’s state of recovery in the 7 months since Tropical Storm Helene made landfall in the mountain region. “We all witnessed

the devastation that Tropical Storm Helene wrought throughout North Carolina, and we can’t turn away from these communities as they recover, rebuild, and plan for a resilient future,” said Carol Quillen, President and CEO of the National Trust for Historic Preservation.

Since 1988, the National Trust has used its list of America’s 11 Most Endangered Historic Places to raise awareness

about the threats facing some of the nation’s greatest treasures. Now in its 38th year, the annual list has identified *more than 350 sites to date*, and it has proven so successful in galvanizing preservation efforts that only a handful of sites have been lost.

This year’s list exemplifies the National Trust’s continued commitment to *telling the full American story*. These places mirror the complexities, challenges, and op-

portunities that have always been part of what it means to be American—and each have stories that are deserving of attention and care.

While the lasting impacts of Helene are quite evident to those of us who live in the region, recognition from the National Trust is a significant step towards renewing and sustaining national attention and support for our recovering communities. ♻️

OUR SURVEY WORK OF STORM DAMAGE CONTINUES IN THE COUNTY

PSABC volunteers have been hard at work driving around the county completing our survey of historic buildings damaged by Helene. By the end of spring, staff and volunteers will have documented nearly 1,200 structures along the Swannanoa River and its tributaries. On top of surveying the hurricane damage, this is the first known large-scale historic photo survey of the Swannanoa River Valley – and folks have come across true architectural gems in the community!

In January, we also hosted a team of students, staff, faculty, and alumni from East Carolina University to conduct a walking survey of historic homes in Montreat, along the Flat Creek. They recorded almost 400 historic homes (and the local post office) in two days. The first day, volunteers concentrated on the inner houses around Lake Susan dating from 1898–1930; the second day they spread out up the mountains to document any other properties older than 1975. These photos and notes will be compared to a pre-storm survey completed in June 2024 to better understand the storm’s impact and assess potential mediation and rebuilding needs.

Once we’ve finished all the forms and photos, Chelsea Freeland, a research fellow

on loan from East Carolina University, will analyze the data collected and pair it with information from the county and the hurricane weather models. Then we will be able to look at broader questions such as:

- *What types of damage affected the historic landscape, including flooding, secondary humidity damage, falling trees, and mudslides?*
- *Did historic structures (50 years old or older) fare better than non-historic structures due to their location, zoning, and flood memory?*
- *Did historic properties sustain less damage due to their building materials and architectural styles?*

This information, along with photos from the survey, will be compiled into a final report which will be housed at Buncombe County Special Collections as part of their “Come Hell or High Water” community memory project as a lasting record of the Swannanoa River Valley’s historic buildings. We hope through outreach and publication that the survey and its outcomes can be used to help other local non-profits and riverside communities engage in resiliency planning! ♻️



Team of students, staff, faculty, and alumni from East Carolina University who conducted a walking survey of nearly 400 historic homes in Montreat.

From the Executive Director



I’ve said it before but it certainly bears repeating – these last few months have been crazy!

We’ve done everything we can to support our community in the wake of Helene, including awarding \$275,000 in preservation grants (**see page 6**). The work is far from done and yet there are some glimmers of returning to normalcy.

We’ve nearly completed our rehabilitation project at 32 Grail Street (**see page 5**) and we are about to begin construction at Cappadocia Church. Although we will not be celebrating the Griffin Awards this year, we are excited for the return of the Time Traveling Gala on May 31 (**see page 8**). We’ve also brought back our education programs and in October and November we will be offering a two-part series on Six Associates.

While this return to our normal programming is exciting, we know that recovery from Helene is long from over. We are honored that the National Trust for Historic Preservation has included the French Broad and Swannanoa River Corridors on their annual list of the 11 Most Endangered Historic Places. Inclusion on this list should draw national attention to the challenges our region is currently facing.

May is National Preservation Month and normally we would be gearing up for the Griffin Awards. Although it felt too soon to give out awards, we do want to take a minute to celebrate the hard work that so many are doing right now to preserve the places we all love. From Barnardsville to Biltmore Village to Swannanoa, preservation work is happening across the county in big and small ways and we take heart in the commitment of our community to save what can be saved and honor what was lost.

In honor of Preservation Month, please consider making a donation today so we can continue this important work!

Sincerely,
Jessie Landl, Executive Director

OUR WORK

- Preservation Grants to support preservation, education and designation projects.
- Preservation Easements and Advocacy to protect endangered properties.
- Technical Support for owners of historic properties.
- Hosting the Griffin Awards to recognize projects that have utilized a preservation ethic.
- Preservation Education Programs to inform the community about our shared history.

HOW YOU CAN SUPPORT PRESERVATION

- Become a member and receive valuable information about the history and preservation of Asheville & Buncombe County.
- Volunteer for PSABC and utilize your skills to increase the capacity of our preservation work.
- Donate a preservation easement on your historic property and confidently know that it will be permanently protected.
- Become a sponsor of our programming, including our series of Preservation Education Programs.
- Contact us to confidentially discuss your estate planning goals and how those goals can support historic preservation.

Special thanks to our members and sponsors who provide the financial support of our mission.

LOVE LETTERS TO LOST PLACES

As we reflect on the changes we have witnessed in WNC over the last seven months, we must also acknowledge some hard losses. The awful reality is that, despite our best efforts, not every beloved historic structure can be saved following a disaster. We do our best to salvage what we can, and preserve the memory of what these historic places mean to us. To this end, we will be featuring “Love Letters to Lost Places,” where community members can share their memories, and as a community we can begin to grieve for the places we were not able to save that we held so dear.

Dear Old Gym,

I am so grateful for you. I’m grateful that when Helene sent a deluge of rocks, debris, mud and water down the mountain, you stood tall with your steel beams and solid wood and took the brunt of the devastation. I’m grateful you saved other buildings from destruction, including your neighbor for over a century, Asheville Hall, which had over fifty people sheltering there. I’m grateful we had begun clearing out your lower floor, prepping you for a future restoration project, opening up space to take on those wind-topped trees and rocks pulled from the ground by the force of water from the incessant rainfall. Thank you for the sacrifice; what so many worked so hard to build at the beginning of the past century was destroyed in hours.

What really built you, and what can never be destroyed, was formed through years of serving people and the experiences you created for the youth, teens and families that visited this Mountain. Gymnasiums have always been an integral part of the YMCA experience and when Dr. Weatherford founded Blue Ridge Assembly, he made sure to have a place where guests could go workout, play basketball and improve their overall health – place where community, fellowship and laughter echoed. For some time, you even got to oversee swimming activities as our first pool was at your feet! You housed staff for a while, having them sign their names to your walls. You watched school children play in the shallow stream and find salamanders and other creatures. You were home to basketball, volleyball, dodgeball and even dances.

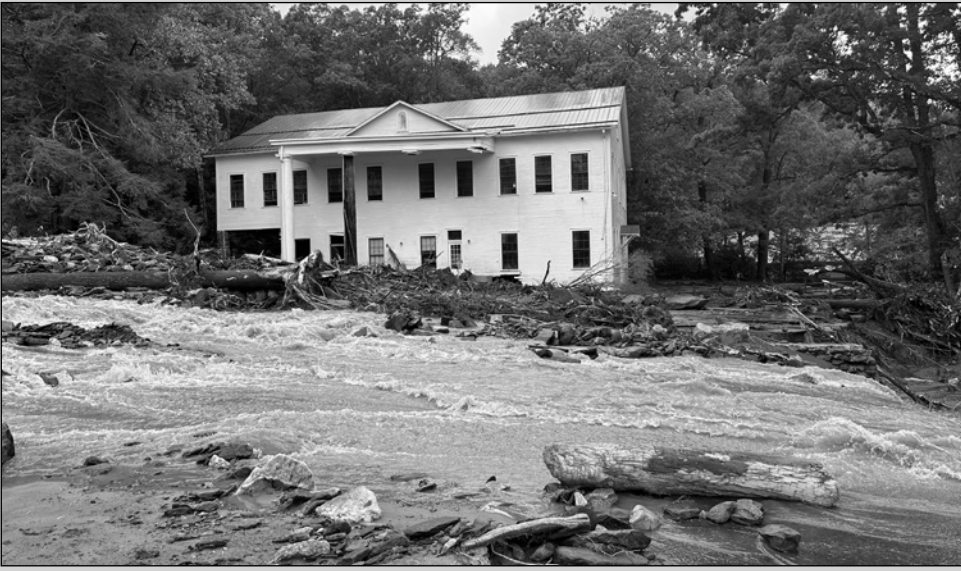
We tried to save you. A friend who’s a structural engineer looked at you and said, “Let’s give it a try.” You needed two 24’ steel beams to replace the 3 columns you lost in the storm and a wench strap to stabilize another column. Our contractor shored up what was left of your stone corner column and tried to brace your entire south wall. None of it was enough, you kept sagging and shifting.

In looking at you, we could see the toll the storm had taken, and it was time to say goodbye. It was such a heartbreaking day. Not just because you were historic, though that would be reason enough, but because you were a witness to the learning, the friendships, the laughter, the spiritual growth and the vigorous debate that occurred here in the last 100 years.

We didn’t want to let all of you go, so we salvaged pieces from you - the floor designed so perfectly for sport, the wall signed by staff, the beautiful wood siding – but the day you were demolished, a hole was left. And I’m not just talking about the land. So, from all of us, thank you for standing tall; thank you for what you were, what you witnessed and the memories you created.

With a sad yet grateful heart,

Melissa Bailey Logan
President & CEO, YMCA Blue Ridge Assembly



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WE WOULD LIKE TO OFFICIALLY INTRODUCE CATHERINE AMOS



Catherine – our Communication, Education, and Outreach Coordinator – joined The Preservation Society of Asheville and Buncombe County in mid-August of 2024, and we’re not sure she’s seen a single “normal” day at the office since. Between bailing water from the patio of IntheOaks, riding across the county in Jessie’s mini electric vehicle with a 50-pound dehumidifier on her lap, and hopping over highway barriers with Dale to get the “perfect shot” of a historic home, working at PSABC keeps her on her toes in the best way.

After receiving a Bachelor of Arts in History from UNC Asheville in 2017, Catherine has been fashioning herself to be a local historian ever since. She has worked in

the field of Public History for over a decade, with experience at the Biltmore Company’s Museum Services and Guest Relations departments, Mount Vernon’s Department of Historic Preservation and Collections, the Vance Birthplace State Historic Site, UNC Asheville’s Center for Diversity Education, and most recently, Buncombe County Special Collections. In 2024, Catherine was awarded the Carroll Hart Scholarship by the Society of Georgia Archivists, and joined the summer cohort of the Georgia Archives Institute in Atlanta, where she spent time working in the Atlanta History Center archives.

Catherine loves to sing, hike, talk all things history, food, and pop culture-related, and she very much loves working with the fine folks at PSABC. ☘

Do You Know Will Hornaday? If not - you should

Will and his wife Amy, our Office Manager, have been longtime supporters of PSABC. For more than a decade now, we have been honored to call Will and his company Hornaday Design our graphic designer, but he is so much more than that! Will is our idea man, photographer, marketer, painter, furniture mover and quiet cheerleader.

Some of his notable contributions include our annual Faces of Preservation Calendars (which he designs and photographs), our 2018 logo redesign, our incredible (if we do say so ourselves) Time Traveling Gala invite/posters and our Pebbledash newspapers. This is just a fraction of the incredible work Will has done for us over the years, and we can’t thank him and Hornaday Design enough for making us look good every day! ☘



A COTTAGE BY THE RIVER: THE FORGOTTEN HOMES & ESTATES ALONG THE SWANNANOA RIVER

The Governor’s Houses Along The Swannanoa River and Elsewhere!



By Dale W. Slusser
Architectural Historian

“Governor -elect Locke Craig within the next few weeks, will begin the erection of a modern country home on his property on the Swannanoa River.”

-Asheville Citizen-Times, January 9, 1913.

In 1949, North Carolina erected a historical marker along the Swannanoa River Road, directly in front of the Governor Locke Craig house, which was then still standing. Actually, the marker was put in front of ONE of five houses that Locke Craig, who was then the Governor of North Carolina (1913-1917), built along the Swannanoa River-four for himself and one for his son. Given names such as “Riverlea”, “Chisky Hall”, and “Governor’s View”, these houses were built near to each other and were all built between 1913-1924. Not surprisingly, they were built on both sides of what is now called Governor’s View Road in East Asheville. Three of these houses remain and two have been lost, yet essentially all five have been “forgotten.”

Locke Craig was born on August 16, 1860, in Bertie County, NC to Baptist minister Andrew Murdock Craig and his wife, Clarissa Gilliam Craig. Craig attended local schools until he was around 14 years-old, when he was sent off to the Horner Military Academy in Henderson, NC. Craig’s father died in 1874, shortly thereafter, his mother sold the family farm and moved with Locke to Chapel Hill, NC, where Craig, at the age of 15, was enrolled at the University of North Carolina at Chapel Hill. Craig studied law at Chapel Hill, graduating in 1880. He passed the North Carolina bar in 1882, and moved to Asheville in 1883, intending to practice law. Finding that it was difficult to obtain clients, Craig decided to teach in the local schools, to supplement his income. By 1886, Craig had also gotten involved in local and state politics. However, according to his biographer, it was in 1891 that Craig “began the practice of law in earnest”.¹

1891 was also the year that Locke Craig married Anna “Annie” Burgin, daughter of Joseph Benjamin Burgin and Margaret E. Burgin of McDowell County, NC. The couple married on November 25, 1891, at the home of the bride’s parents in Morganton, NC. After their honeymoon, the couple was reported to have “gone into housekeeping in Mr. Craig’s new house in Montford”.² Locke Craig, had purchased a huge lot (184 x 303 feet³) on Montford Avenue in May of 1891, no doubt in anticipation of his marriage.⁴ Craig sold off the western section of the lot⁵ and built his new house on the eastern section of the lot. Addressed as 398 Montford Avenue, this house became known as “Hill House” after its purchase in 1923 by Dr. Robert S. Carroll⁶ to become part of the Highland Hospital Campus (the house is no longer standing and has been replaced by a brick ranch house-addressed as 406 Montford Avenue). The original stone retaining wall and entrance steps at the sidewalk remain, marking the site of the house built by Craig in 1891.

In 1890, Craig was a candidate for the House of Representatives in the Democratic primary elections⁷. Although not elected, this would be the start of a long and lifetime po-

litical “career”. In 1892 and 1896 Locke Craig served as a presidential elector for William Jennings Bryan. This experience, in turn led to his election to the North Carolina House of Representatives for two terms (1899-1900 and 1901 sessions). During these years of his rising political career, Locke Craig, became a property investor, buying and selling land and houses. He developed a habit of building a house, living in it for a few years, then selling it and building another house.

In 1893, Locke and Annie Craig sold their house at 398 Montford Avenue to J. D. & Mary Murphy for \$4,900.⁸ From later evidences, it seems that Craig’s modus operandi was to sell his current house, then move into a rental property until the next house was built. In 1894, Craig & Annie purchased a lot (for \$400) directly across Montford Avenue from the house they had just sold.⁹ The lot was on the northeastern corner of Montford Avenue and Zillicoa Street. Addressed as 389 Montford Avenue, the Queen Anne “Colonial” house that Craig had built on his new lot faced Zillicoa Street. This house remains to this day, in much the same way as it was originally built, and the house is now more correctly addressed as 15 Zillicoa Street.

“Another Residence”, announced the July 1, 1896 edition of the Asheville Citizen-Times, “This One To Be Built for Locke Craig on Montford Avenue”. The article further reported that Craig had hired contractor J. A. Wagner to build “a handsome seven-room cottage”, on a lot “on the east side of Montford Avenue, a short distance south of Montford Park”.¹⁰ Previous to the announcement, in May of 1896, Craig had sold his house at the corner of Montford Avenue and Zillicoa Street to Herbert C. Allen.¹¹ The new house that contractor Wagner built for the Craigs, was a two-story Queen Anne-style house, complete with a second-story balcony and accompanying turret. This house still stands at 327 Montford Avenue. The Craigs moved into the house at 327 Montford Avenue in September of 1896. After living in his new house for less than a year, Locke Craig decided to sell his house, and build another house further south on Montford Avenue. To that end,



Attorney Locke Craig, c. 1892-96.
Image E779-5-Buncombe County
Special Collections at Pack Memorial
Library, Asheville, NC.

Locke Craig built this house at
398 Montford Avenue in 1891.
This photo shows the house after
it was purchased by Highland
Hospital in 1924. The hospital
added a third-story to the house
and turned it into a nurses’
residence called “Hill House”.
Image G543-8-Buncombe County
Special Collections at Pack Memorial
Library, Asheville, NC



in August of 1897, Craig sold the house at 327 Montford Avenue to “Mrs. N. D. Huguendin for \$3,500.”¹² Craig then purchased a lot on the on the same side of Montford Avenue (east) from real estate agent A. J. Lyman.¹³

With the announcement of Craig’s purchase of his new lot (addressed as 169 Montford Avenue), it was also reported that he would “at once have work begin on an eight-room residence on his new purchase.”¹⁴ Craig chose to build his new house in a plain “Colonial” style, with a large columned front porch. The Craigs lived in the house at 169 Montford Avenue, for fifteen years, the longest time that they had (and would) ever live in any one house!

But alas, the year 1912 dawned. Craig had been active in politics since the early 1890’s, including serving as an elector in the Electoral College in 1892 and 1896, and serving as a representative in the North Carolina House of Representatives, as well as two failed attempts at higher offices, losing in a bid for his party’s nomination for the U.S. Senate in 1903 and having to withdraw from his first run for the North Carolina governorship in 1908. But then in November of 1912, running under the slogan of “The Little Giant of the Mountains”, Locke Craig was duly elected to be the fifty-third governor of North Carolina.

CRAIG IS ELECTED GOVERNOR

Due in Raleigh on January 13, 1913, Craig had less than two months to “sell up” before his move to Raleigh. The first of his properties to sell was an investment property of 110 acres which he had purchased in 1908 with business partner Garland A. Thomason.¹⁵ The property, which was along the Swannanoa River Road, and which abutted Craig’s “Riverlea Farm” to the west (which he and Annie had purchased in 1906), was sold to a young Atlantan businessman, Austell Thornton in December of 1912.¹⁶ Then in late December, the Craigs sold their residence at 169 Montford Avenue to Mrs. Mai Lowndes Tate for \$9,000.¹⁷ This residence was no longer needed, as one reporter noted, because the Craigs would “reside for the next four years at the Governor’s mansion in Raliegh.”¹⁸

Of course, all this “selling up” worried the citizens of Asheville that Governor-elect Craig may not be returning to live in Asheville following his term in office. However, their fears were quickly relieved, after just two weeks, when on January 9, 1913, just a few days before Craig was to be sworn in, the happy news broke in the Asheville Citizen-Times that:

*Governor-elect Locke Craig within the next few weeks, will begin the erection of a modern country home on his property on the Swannanoa River. Architect R. S. Smith having been engaged to draw the plans for the residence. The news that Mr. Craig is to build a home here for his own use at the end of his term as governor of the state will be learned with pleasurable interest by his friends in Asheville, who regard his action as an assurance that he intends to return here after four years’ residency at the capital city. The residence will be modern in every respect.”*¹⁹

Architect Richard Sharp Smith, was a British architect who had come to Asheville during the 1890’s in connection with the building of the Biltmore Estate. Smith designed a small, hipped roof one story “modern” bungalow that was built on the top of the hill on the Riverlea property. Construction of the Craigs’ new house began in early 1913 and was completed in just a few months. Although remodeled in 1961 by U. S. Builders, as part of their “Woodsworth Park” development project, this 1913 house remains standing today at 5 Violet Hill Circle.²⁰

As Governor’s View Road was not yet built, access to Riverlea Farm and the new house was directly from Swannanoa Drive (now called Swannanoa River Road). From old maps and aerial photography, it appears that the current Swanna View Drive was the original driveway to Riverlea Farm. Although it is now a “no outlet” road, it appears to have formerly come up the ravine and wind up the hill to connect with the current-day Violet Hill Circle.

Locke Craig’s “love affair” with the Swannanoa River and its valley had begun back in 1883 when he first moved to Buncombe County. In his 1960 book, *This Was My Valley*, about the valley along the North Fork of the Swannanoa River, Fred Burnett recalls Locke Craig’s early years in Buncombe County:

*A struggling young attorney from Eastern North Carolina lived at my father’s [Marcus Lafayette Burnett] home for some three years. He came to the mountains seeking better health. And he made himself so loved that his friends freely predicted that Locke Craig some day would be Governor of North Carolina, and he was.”*²¹

[The Burnetts lived in the North Fork valley at the foot of Mt. Mitchell and the headwaters of the Swannanoa River. Craig’s first purchase of property in Buncombe County, in 1886, was a thirty-acre parcel along the North Fork which he purchased from the Burnetts’ neighbors, Lewis & Polly Patton.²² Not surprisingly, in March of 1915, under the urging of Governor Locke Craig, a bill was passed in the State Legislature, naming Mount Mitchell State Park as the first state park in North Carolina.

During his four years as Governor, Craig and his family, or sometimes just his wife and children, would stay at their Riverlea farmhouse whenever they would visit Asheville on a break or vacation. Some summers they would stay for a few months at a time. However, although it appeared that the Craigs would retire to their Riverlea bungalow in 1917, upon the end of the Governor’s term of office, in 1916, the local papers made a surprising announcement: “GOV. CRAIG BUYS LOT FOR A HOME- Will Reside In Grove Park When Term As Governor Expires”²³

Again, Craig hired Architect Richard Sharp Smith to design his new house, which

continued on the next page



TOP Craig had this house built in 1894, directly across Montford Avenue from his former house at 398 Montford Avenue. This house still stands at 15 Zillicoa Street.

LEFT This Queen Anne-Style house at 327 Montford Avenue, was built for the Craig family in 1896.

RIGHT Built this house at 169 Montford Avenue in 1897, and lived there for fifteen years-the longest time that the Craigs had (and would) ever live in any one house!
Photos: Dale Wayne Slusser.



LEFT Governor Craig at the Governor's Mansion in Raleigh -his residence from 1913-1917. Image E778-11 -Buncombe County Special Collections at Pack Memorial Library, Asheville, NC.

CENTER The Craigs built this small bungalow on their Riverlea Farm in 1913. Although remodeled in 1961 by U. S. Builders, as part of their "Woodsworth Park" development project, this house remains standing at 5 Violet Hill Circle. Photo by Dale Slusser

RIGHT Locke Craig built this house in the prestigious Grove Park neighborhood, at 25 Glendale Road, in 1916, designed in the Colonial Revival-Style by architect Richard Sharp Smith. Photo by Dale Slusser



Governor's Houses continued from page 3

was to be built on Lot 12, on the south side of Glendale Road, east of Macon Avenue.²⁴ Richard Sharp Smith chose to design Craig's new house in Grove Park in a grand Colonial-Revival style. I wonder if it was a symbolic choice, as a style befitting a statesman and Governor. Interestingly, Smith chose the same style the following year (1917) to design another house in Grove Park, for another statesman, and former ally, William Jennings Bryan.²⁵ The drawings for the Craigs' new house at 25 Glendale Road are dated 1915 and so obviously were completed before the 1916 announcement. The contractor, J. W. Cowan obtained a building permit to build the "nine-room residence" in February 1916.²⁶ The estimated cost of the house was \$8,625.²⁷

SETTLING BACK INTO ASHEVILLE

Although the Craigs' still owned their Riverlea Farm with its 1913 house, when they returned to Asheville from Raleigh, in 1917, they chose to move into their new home on Glendale Road in Grove Park. They had "moved in" on August 1, 1916, occupying it on visits to Asheville until moving there "permanently" in 1917. However, just a year later, in April of 1918, Locke Craig decided to sell his new house to D. E. Doyno, a Dupont Company executive from Wilmington, Delaware.²⁸ The Craigs subsequently moved into a rental home at 41 Cumberland Circle.

Usually this was a signal (selling a house and moving to a rental) that the Craigs were about to build a new house. And although in this case it was a signal, this time their future plans were kept relatively quiet, until a

small newspaper article in March of 1919 announced that: "Gov. Craig's Family Moves to New Home".²⁹ The article said that Governor Craig had moved his family "to his country place, "Riverlea" on the Azalea Road." At first it appeared that he had moved into his 1913 residence at Riverlea Farm, however, the article additionally noted that:

"This place is just to the left of the former home of Gov. and Mrs. Craig, and has just been completed."³⁰

This statement was troubling to me, as I assumed that there was only one house built on the Riverlea Farm property. However, looking into it more closely, and relooking at a c.1926 photograph, I realized that I was mistaking this 1918 house as the Craigs' 1913 house. However, a photo, taken from the rear of the Sayles Bleachery complex, revealed (one must zoom in closely to notice this) that there was another house on the property next to what I thought was the 1913 house. The next-door house had a hipped roof just like the current house standing at 5 Violet Hill Circle. Further research found that the house at 5 Violet Hill Circle had indeed been on the Riverlea property and had been remodeled by a developer in 1962. Suddenly it made sense, the house at 5 Violet Hill Circle was the 1913 house and the house at 7 Violet Hill Circle was the 1918 house that was built "just to the left" of the 1913 house.

Although it is not certain, I suspect that the Craig's 1918 house was also designed by Richard Sharp Smith. Beginning with his designs for the cottages in Biltmore Village,

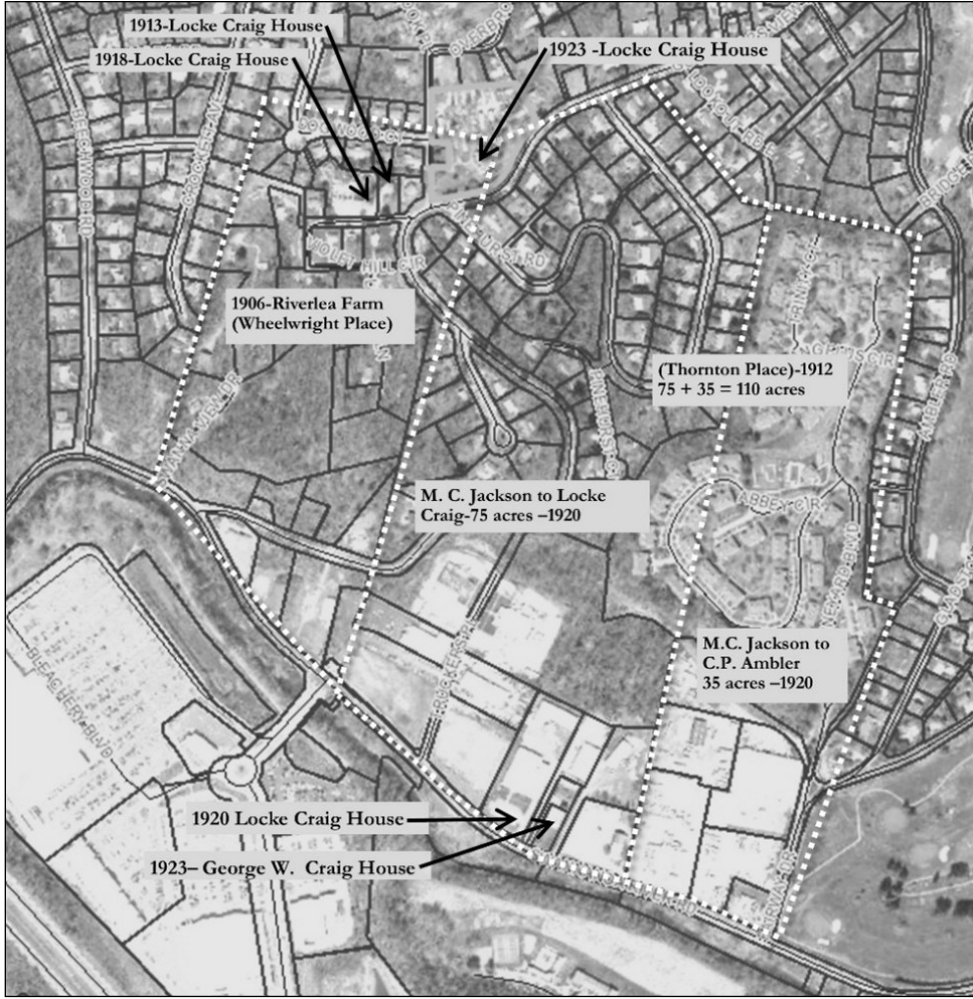
CRAIG HOUSES AT RIVERLEA FARM



TOP Three Locke Craig houses, built along the Swannanoa River, show in the background of this photo above, taken from the rear of the former Sayles Bleachery. Zooming in (see photo below) we can clearly see how close the houses were built to each other. Image N2019, Sayles Biltmore Bleacheries Industries, E. M. Ball Photograph Collection, Special Collections, Ramsey Library, University of North Carolina Asheville, NC.

LEFT This house at 7 Violet Hill Circle was built by the Craigs at their Riverlea Farm in 1918. It was built "just to the left" of their 1913 house (5 Violet Hill Circle). Photo Dale Slusser

RIGHT Demolished in the 1970's, this home along the Swannanoa River was built by Locke Craig in 1920, 508 Swannanoa River Road. Image N260-5 -Buncombe County Special Collections at Pack Memorial Library, Asheville, NC.



TOP In 1923 Governor Craig's son, George Winston Craig commissioned architect Richard Sharp Smith to design a one-and-a-half story bungalow to be built adjacent to his father's house along the Swannanoa River Road. The house stood at 510 Swannanoa River Road until destroyed by Hurricane Helene in 2024. Drawing: Image RS0447.4 -The Richard Sharp Smith Architectural Drawing Collection, Asheville Art Museum, accessed via Buncombe County Special Collections at Pack Memorial Library, Asheville, NC; House Photo-NCMMLS c. 2007.

CENTER This house at 162 Governor's View Road is the final house built by Locke Craig in 1923. It was in this house that Governor Craig died in 1924. Photo Dale Slusser.

BOTTOM GIS overlay map shows the locations of Governor Craig's four houses along the Swannanoa River, as well as the location of his son George Craig's 1923 house.

Smith had popularized and localized the English Arts & Crafts style of architecture (based on medieval architectural idioms). However, by 1918 Smith's designs were becoming more eclectic, often reflecting the growing interest in the American Arts & Crafts architectural movement, such as the "Craftsman-style" promoted by Gustave Stickley. The Craftsman-style developed out of the late-nineteenth-century Aesthetic and Rustic Camp Revival movements. Smith designed a "modern" Craftsman-style bungalow for Governor Craig's new 1918 home. The Craftsman-style features of Craig's "bungalow" (itself a word rooted in the Arts & Crafts Movement) included a low-pitched side gable roof with wide overhangs and roof brackets and shingled exterior walls with simple wood trim.

Surprisingly, in August of 1920, Locke Craig decided to sell his 1918 house to Mr. & Mrs. Charles Abernathy, and move to a rental cottage in Biltmore Village.³¹ Craig sold the house with 7 acres surrounding it, which also included the 1913 house. However, although Craig retained the remaining acreage of Riverlea Farm, he decided to purchase 75 acres of the "Jackson Place", next-door to the east of Riverlea Farm.³² The "Jackson Place" was actually the former Thornton Farm which Locke Craig had previously had half-ownership in the property. M. C. Jackson purchased the 110-acre farm from the Thorton heirs earlier in 1920.

Just a few weeks after the announcement of the sale of Craig's 1918 house to the Abernathys, on August 27, 1920, it was publicly announced that Craig had purchased 75 acres of the Thornton property and had "already started the erection of a new home".³³ The new house was being built to front on Swannanoa River Road, "between the Thornton house on the knoll and the road".³⁴ The two-story Colonial-Revival house, estimated to cost \$10,000, was designed by architect Richard Sharp Smith, and contained the following features: "24 x 40"; frame; brick basement; composition shingle roof; oak and rift pine floors; interior tile; rolling partitions; Hot-water heat, \$1500."³⁵ Contractor (and neighbor) J. H. Shytle was hired as the builder of the new home.³⁶

By 1920, Locke Craig was in poor health, and had been since leaving the Governor's office. Craig was suffering with rheumatoid arthritis, for many years. In fact, in 1916, while still in office, Craig had sought treatment at Johns Hopkins Hospital in Baltimore, MD for "chronic rheumatism".³⁷ Despite his declining health, in May of 1920, Craig was one of two candidates considered for a position on the Internal Boundary Commission.³⁸ Supporters of Craig were lobbying for Craig to be appointed to this \$7,500/year salaried position for they said that "it is contended too that the governor has never accumulated very much wealth, and a position of this kind would hardly be turned down by this Asheville man".³⁹ The International Boundary Commission, was set up on June 4, 1908, when the United States and the United Kingdom (on behalf of Canada), signed a treaty to create the International Boundary Commission whose role was

to mark and oversee the boundary between the United States and Canada.⁴⁰ Although Craig was never offered the position on the commission, and despite his declining health, he continued to be active in local civic and political events. He did accept the position of "referee in bankruptcy" in the U. S. District Court, which was a paid position for a term of two years.⁴¹

The 1920 Craig home on the Swannanoa River Road was the home in which on July 31, 1921, Governor and Mrs. Craig hosted a dinner party in which the invited guest was the newly elected governor of North Carolina, Cameron Morrison and his family, and the ex-Governor Thomas Walter Bickett (succeeded Craig as governor from 1917-1921). It was reported that this was the second time that "the present governor and his two immediate predecessors have come together for enjoyable evenings."⁴² However, it would be the last time the three got together as Thomas Walter Bickett died in December of 1921.

In 1922, George W. Craig, son of Locke Craig, who along with his other two brothers, Carlisle and Arthur had served in the U. S. Navy during the First World War, was instrumental in forming the "Swannanoa Valley Electric Company". The newly formed company's goal was to "extend its lines further up the Swannanoa Valley supplying houses along the way with electric current for lights and power".⁴³ Connecting to the sub-station at the Biltmore Development Company temporarily, until they could build their own plant, the company's first goal was to supply lines to the Governor's neighborhood (Governor, George Craig, C. P. Ambler, Frank Reed and others nearby).

ILLNESS & THE FINAL YEARS: 1922-24

Locke Craig had a serious health scare in November of 1922. On November 13, 1922 it was reported that "Former Governor Locke Craig is slightly ill at his home";⁴⁴ but then on November 19th the headlines reported: "LOCKE CRAIG ISN'T EXPECTED TO LIVE".⁴⁵ This pattern of back and forth continued for the ensuing month-November 22 it was reported: "Slight Improvement Noted in Condition of Gov. Craig";⁴⁶ November 24th: "Believe Gov. Craig Has Passed Crisis".⁴⁷ On December 1, 1922 it was reported that: "Craig Considered Out of Danger Now"⁴⁸, and yet just one week later the headlines read: "Condition Governor Craig Critical".⁴⁹ Although never telling the public what his "condition" was, except to report if it was good or bad, the reports continued to use words such as "critical", "serious", and "relapse", until December 21st when it was announced that "FORMER GOVERNOR CRAIG TAKES TURN FOR THE BETTER".⁵⁰ On December 31st it was reported that Gov. Craig had been suffering with "Rheumatic Trouble", but that he was now cured of his Rheumatism as a result of an intervention surgery performed by Dr. M. C. Millender. However, the following day, on January 1, 1923, Dr. Millender made a statement correcting the mis-information. Dr. Millender first pointed out that although Gov. Craig

continued on page 5

32 Grail St. Nears Completion



In early 2021 a staff member from the City of Asheville reached out to let us know that there were plans to demolish the home at 32 Grail Street. We reached out to the developer who had recently purchased the property and at the time they were not interested in selling. Later that year, long-time supporter, Will Hornaday read in the property transfers section of the newspaper that Cappadocia Church had sold to the same developer.

It became clear that there was a larger development plan for that area. After getting the blessing of the East End/Valley Street Neighborhood Association, we began another conversation with the developers and to their credit, they were open to hearing our concerns and the concerns of the neighborhood about the potential loss of these two historic structures.

Eventually we worked out a deal to purchase the two historic structures and the developers kept the vacant lot in-between for in-fill. Originally, they also kept the lot on the far side of the church but later, we were able to purchase that as well for the project at Cappadocia.

To understand this project it is also important to understand the history of the East End/Valley Street Neighborhood.

East End/Valley Street is the oldest and most historically significant African-American neighborhood in Asheville. Once the center of African-American life in Asheville, the neighborhood is connected to The Block (Eagle, Market Streets) and Valley Street (now South Charlotte Street), which was the heart of the neighborhood until Urban Renewal. The Block — home of the historic YMI Cultural Center, a pharmacy, law offices, other businesses and recreation — was once a draw for African-Americans from the entire region where renowned celebrities and musicians from across the country performed.

It is in East End/Valley Street that almost all of the first African-American churches of various denominations were located—St. Matthias' Episcopal, Nazareth First Missionary Baptist, Calvary Presbyterian, St. James' AME, Hopkins Chapel AME Zion, and Berry Temple Methodist Episcopal. It is here that the city's first school for black students was established—at St. Matthias' in 1867. It was here that two of the most significant schools for African-Americans in the city were located—Allen High School, a private (Methodist) school for girls, and Stephens-Lee High School, a public school that became something of a community center and a center for black culture and

education for the whole region in the mid-Twentieth Century.

In the 1970s, Asheville's urban renewal projects changed everything. Long ignored by the city, the neighborhood's infrastructure and many homes were in code violation. At that time a significant portion of the neighborhood was razed, not only changing the face of the neighborhood, but connections between families and friends were unalterably changed.

Residents were dispersed all across the city — some never to return.

The neighborhood has recently seen a surge in development with infill building of apartments and single-family homes. For sale signs are popping up on parcels no one ever expected to be developed. That development, and closeness to town, has brought about a shift in demographics from predominately African-American family homes to many white families moving in. Located within a few minutes' walk from downtown, the East End has become a location of choice for people looking for the "Asheville lifestyle."

Reestablished in 2010, the East End/Valley Street Neighborhood Association has re-constituted itself. Old and new residents are now working side by side in a concerted effort to re-create that lost sense of community, preserve and protect our rich African-American heritage, re-connect the two parts of what was once a single unified neighborhood, and make sure that the neighborhood and its residents are actively involved in any decisions affecting their future. Once again, as the Association's motto boldly proclaims, "The East End Is Rising!"

-eastendvalleystreet.org

When we bought the house, the roof was well past the end of its life, there was wood rot, foundation issues, old worn out aluminum siding and replacement windows. But it also had the most amazing front porch and it was located on what might be the most intact street in the neighborhood. Built in 1910, it was the oldest house on a block full of old houses.

We started by recruiting dozens of volunteers who spent hundreds of hours

helping us clean the house out and do selective demolition. First, we removed the drywall that had been put overtop the original plaster walls. We had hoped to save the plaster, but sadly we found that more than 80% of it was too far gone to be saved. We made the tough decision to let go of the plaster walls and demoed nearly the whole house down to bare studs.

For the most part we kept the design of the house the same, but we did update the layout of the kitchen and bathrooms and added closets to make the house more appropriate for a modern family. We were lucky enough to find one historic photo that gave us clues about the original windows and the side porch.

PSABC hired John Olup of Reems Creek Construction & Restoration and got started on the rehabilitation in early 2024. Of course there were some surprises along the way including more foundation issues than we originally thought, but there was good news along the way too. For example, both the original wood siding and hardwood floors were in better shape than expected and once they had been sanded and stained/painted they came out beautifully.

The exterior architectural features are relatively simple making each one especially important to the look of the home. We invested significantly in rebuilding the two chimneys, the front staircase and the back, side and front porches.

With new electric, plumbing, kitchen, bathrooms and drywall it feels like a new home inside an old home. It has all the comforts you could want without compromising any of the charm!

In the coming weeks we will work on the finishing touches and hope to sell the home by late spring/summer. Our goal is to sell the home to our partners at the Asheville Buncombe Community Land Trust so that in addition to being permanently protected, it is also permanently affordable. However, this goal requires additional funding which we are currently seeking.

For more information, contact Jessie Landl at jessie@psabc.org.



PSABC Awards \$1,800 to Friends of BCSC for "Come Hell or High Water" Archiving Project

PSABC has approved \$1,800 from the Helene Recovery Grant Program to the Friends of Buncombe County Special Collections to fund oral history transcription for their new campaign, *Come Hell or High Water*.

In January, the Friends of Buncombe County Special Collections (BCSC) announced the launch of a new crowdsourcing campaign aimed at building a comprehensive digital archive to document the impact of Tropical Storm Helene in Western North Carolina. Through the newly launched platform, *Come Hell or High Water*, the public is invited to share personal stories, photos, videos, audio recordings, and other digital materials related to the storm.

In addition to the crowdsourced materials, *Come Hell or High Water* will feature scientific and environmental data, media coverage of the storm, and a collection of historic photos of past significant weather events in Western North Carolina. These resources will provide a deeper understanding of Tropical Storm Helene's impact, by offering data driven and historical context to individual experiences.

"As 21st century archivists, we have the opportunity to document our community's experiences in a way that was not afforded to victims of past disasters. By crowdsourcing materials, we can ensure that future historians have access to a more comprehensive and equitable group of resources when they tell the story of how we weathered this storm," said Katherine Calhoun Cutshall, Buncombe County Special Collections Manager.

The helenehistory.omeka.net portal is open to anyone who wishes to contribute. Whether it's a personal story, photographs, video or an audio file, all submissions will be considered.

"We're inviting everyone who lived through Tropical Storm Helene, from long-time residents, those new to the area, as well as people who were displaced by Helene to share their unique memories and experiences of the storm," said Emily Cadmus, project coordinator. "Our hope is that by building this archive, we will create an opportunity to reflect on our shared trauma, and create a space for community healing."

"In the months following Helene, many members of the public have reached out to us with interest in contributing to a community-driven memory project. It is a tremendous responsibility and honor to be entrusted with such a project—to create a resource that will hold our collective stories and shape how our history is remembered," said Carissa Pfeiffer, BCSC Librarian.

Members of the public are encouraged to upload photos, videos, written testimonies, and audio files at helenehistory.omeka.net. **For assistance or further information, please contact friendsbcsc@gmail.com**



rooms and three baths, and faces south where a magnificent view is had of Mount Pisgah.⁵⁹

Less than six months later, in February of 1924, it was reported that the Governor's family "has moved from the home on the Swannanoa Road to a home recently erected on the top of the hill almost back of their former residence. The new Craig residence commands a sweeping view of the surrounding country and is an ideal place."⁶⁰ This new and last home built for Governor Locke Craig is still standing at the corner of Governor's View Road and Overbrook Road and is addressed as 162 Governor's View Road. The Governor named his new house "Chisky Hall."⁶¹ Unfortunately, he only lived in the house for four months, passing away at the new house on June 9, 1924.⁶²

The GIS overlay map on the previous page shows the locations of Governor Craig's four houses along the Swannanoa River, as well as the location of his son George Craig's 1923 house. Of the five houses, the three that were built at the top of the hill are still standing. The Governor's 1920 house, which shows in "Cabins & Castles" (the 1970's architectural survey of Buncombe County) was torn down in the late 1970's. The George Craig house of 1923, which was built adjacent to the Governor's 1920 house, survived until recent years. Tragically, that house and three of its occupants were swept away in late September 2024, during a record-breaking flood, caused by Tropical Storm Helene.⁶³

This story and footnotes are archived at psabc.org/architectural-tidbits

Governor's Houses continued from page 4

has been suffering with "rheumatic arthritis" for many years, the doctor stated that: "...as far as I know there is nothing in medicine or surgery or prayer that can materially mitigate, much less cure this intractable disease."⁵¹ The good doctor went on to describe what the "recent illness" had been:

"His [Gov. Craig's] recent illness has had to do with an infection of influenza and its complications. In the beginning he had a painful pleurisy; later his lung became involved, and he was hopelessly ill for many days. The pneumonia underwent resolution but there was left over quite an extensive pleurisy with more or less effusion, and when, after a reasonable length of time this fluid was not absorbed it became necessary to remove it by surgical interference."⁵²

Dr. Millender further reported that "since establishing drainage", Governor Craig "has steadily improved" and will soon seek a change in climate.⁵³ The planned trip to Florida was not taken, but Craig did slowly regain his strength, but it was not until June 1923 that he was well enough to be able to take a car ride.⁵⁴

As Governor Craig continued to improve, his son, George W. Craig, began developing the lands around and on part of his family's estate. In June of 1923 Governor Craig's son, George Winston Craig (who had married in 1921) commissioned architect Richard Sharp Smith to design a one-and-a-half story bungalow⁵⁵ to be built adjacent to his father's house along the Swannanoa River Road. George W. Craig was then a lawyer, a bankruptcy referee (like his father had been),

and an up-and-coming real estate investor/developer. Although the drawings for the George Craig house survive with the date of June 1923, little other information about its building is known, such as the builder and the timeline construction. The house was later addressed as 510 Swannanoa River Road.

In addition to building himself a new home, George W. Craig also began developing the Craig and adjacent lands. The first step to development was to put in a new road through the family property to connect the Swannanoa River Road with the Haw Creek Road. The new road, appropriately named "Governor's View Road", wound up the hill from the river near the boundary lines of the Riverlea Farm and the A. H. Jackson Place (both then owned by Locke Craig). In 1923, George Craig sold his acreage at the top of the plateau to Brown Realty to be developed into a new residential development called "Arco Gardens". To facilitate this new development and subsequent development in the area, Georg Craig, along with business partners Garland A. Thomason (a former business partner of Gov. Craig), and Robert H. Brown (Brown Realty), in May of 1923, formed the Haw Creek Water and Light Company⁵⁶, which brought electricity and city water to the Haw Creek area. This new company superseded the Swannanoa Valley Electric Company, which was subsequently dissolved in 1924.⁵⁷

By the Fall of 1923, Governor Craig was feeling so much better that he not only began taking a great interest in his son's land development, but he also agreed to an inter-

view with a local reporter, in which he gave his endorsement for the new Arco Gardens development. Sitting on the front porch of his house on the Swannanoa River Road, Governor Craig gave a resounding endorsement for the new development:

Arco Gardens is on the highest point of the plateau, and although I have been well acquainted with this section, I had no conception of this magnificent location and the grandeur of this locality until I drove along the road recently opened by the openers of Arco Gardens. To the south one has an unsurpassed view of Pisgah; to the east and northeast a wonderful panorama of the Craggies, Black Mountain, Gray Beard, and Pinnacle, and the circle of the Blue Ridge in the far horizon. This land and other holdings located upon this road are well adapted for residence purposes and it is but two and one-half miles from the public square of the city of Asheville. Governor's View which has already been perfectly graded will soon be paved.⁵⁸

The Governor was so enthralled with the new vistas from the opened plateau, that he decided to build a new house in this "magnificent locality". Fortunately, the Governor did not have to purchase a new lot for his new house, as the northeast corner of his Riverlea Farm (which he still owned-minus the seven acres around his 1913 and 1918 houses) was on the plateau. The interviewer/reporter of the aforementioned article, described the Governor's new project: "Governor Craig is now building a house on the plateau, at its highest point. The house will be the colonial type with twelve

Second Round of Hurricane Helene Recovery Preservation Grants Announced

Awardees are listed roughly in order of their approval date. Some homeowners have chosen not to share their experience, and some have asked not to be identified by name.

PRIVATE RESIDENCE

Woodfin, c.1950

PRIVATE RESIDENCE

East Asheville, c.1947

- The homeowner describes storm damage to their mid-century home: "I had several inches of rain and wind drive water into the back side of my house seeping into the back room and bath. The rainwater seems to have gotten through to the concrete slab and got the wood supports around the walls wet. The water did not go over the wood floor but got the underneath areas wet." Severe water damage required that flooring had to be removed in order to effectively dry impacted rooms out. Mold remediation became a major issue as well.

PRIVATE RESIDENCE

Beacon Village, c.1927

- Homeowners Joi and Morgan McPherson shared that their home "is part of the original Beacon Village built by the Beacon Blanket Company in 1927. This home has been in the family since Beacon sold the property to Morgan's (homeowner's) grandfather Gobb McPherson."
- At the time of their grant application, the "basement/crawlspace is currently unsafe for us to go into because of some of the failing pillars underneath, we cannot continue to fix the home until we can get the structure stable."

PRIVATE RESIDENCE

North Asheville, c.1927

YMI CULTURAL CENTER

The Block, Downtown Asheville, c.1893

- As Sean Palmer, YMI Cultural Center Executive Director, shared: "The YMI Cultural Center is a cornerstone of our community and holds immense historical and cultural significance. As one of the oldest African American cultural centers in the country, it serves as a vital space for preserving and celebrating Black heritage, arts, and traditions. The YMI fosters community connection through educational programs, cultural events, and venue rentals that support local businesses and artisans. Its continued operation not only honors the legacy of those who built it but also provides a space where diverse voices and stories are elevated. The center's role in promoting justice, equity, diversity, and inclusion makes it an indispensable asset to the community."
- The building experienced wind and water damage, including broken windows on the historic structure that required repair.

PRIVATE RESIDENCE

Enka, c.1930

ASHEVILLE OIL COMPANY

22 Lodge Street- Biltmore Village, c.1924

- This building is a contributing structure to the Biltmore Village National Historic District, as well as the local district. Originally constructed by George Vanderbilt as Biltmore Village Post Office, the building was completely restored in 2008 and received a Griffin Award for historic preservation.
- Following the flood, restoration work on the historic building included mud removal, removal of drywall, mold remediation, drying out of building, removal and installation of new HVAC system, new drywall, painting, lot landscaping. Owner Karl Koon noted that "the structure is not at risk of failure because the flood proofing measures incorporated during rebuilding in 2008 help the structure survive" the flood event.

THE CANTINA

10 Biltmore Plaza- Biltmore Village, c.1930

- The building that previously housed the Cantina restaurant at 10 Biltmore Plaza is a contributing structure to the Biltmore Village National Historic District, as well as the local district. While the owners have opted not to re-open the restaurant, significant efforts are being made to preserve the historic building. According to Sherry Coggiola, "We do not have total costs but self-estimates are likely over \$1,000,000 not funded by any insurance."

BLACK MOUNTAIN COLLEGE MUSEUM AND ARTS CENTER

Black Mountain, c.1944

- BMCM+AC applied for grant assistance to "clean, assess, and conserve two historically significant frescos, Inspiration and Knowledge, located on the concrete pylons beneath the Studies Building at the former Black Mountain College campus. These frescos, created in 1944 by Jean Charlot and BMC students during the inaugural Summer Art Institute, were significantly affected by Hurricane Helene...A massive flood of rushing water pushed its way past the frescos, spattering them with mud and debris, creating the need for immediate attention."
- The Lake Eden Campus of Black Mountain College, including the Studies Building and frescos, was added to the National Register of Historic Places in 1982. Staff member Maya Rosenbaum noted, "These frescos are the only known remaining original artworks on the historic campus, making them invaluable cultural artifacts. This urgent work builds upon the foundation of the 2020 conservation project, which received a Griffin Award from the Preservation Society of Buncombe County in 2022"

PRIVATE RESIDENCE

Enka, c.1931



PRIVATE RESIDENCE

East Asheville, c.1910?

- Katya Meier-Young and Paul Young have lived in their historic home for the last nine years. During the storm, the home experienced flooding and water damage to the first floor of the structure. Work to dry out the home began for the family immediately after the storm, and as Katya cheerfully noted, "we started the clean up with some helpful tips from your website!"

PRIVATE RESIDENCE

North Asheville, c.1945

- "During the morning of Sept. 27, a large pine tree with a trunk diameter over 30 inches fell on our home. The roof was damaged, along with crushed soffits and gutters. There was also notable damage to our beautiful chimney, which is made of pink Tennessee crab orchard stone."
- The homeowners mentioned that "the home does not have any local or national historic designations, however, we believe it is important to the history of Asheville because it was one of the very first houses built in the Beverly Hills neighborhood in 1945. It is a stunning example of mid-century modern architecture, with a very distinctive chimney, large front window, and sloped roof. There are no other homes like it in the neighborhood."

BILTMORE CROSSING BUILDING

Biltmore Village, c.1923

- Jonathan Ross described how the Biltmore Crossing Building is a testament to the area's long history with floods: "The current building was erected in 1923 by Joseph Cole after purchasing the property from Edith Vanderbilt, after the historic 1916 flood destroyed the existing building and much of Biltmore Village. The building was later renovated into Biltmore Hardware in 1927."
- "In 2000-2001 we completed the first renovation transforming the Biltmore Hardware into a restaurant and coffee shop downstairs and office space above. The new 'Biltmore Crossing' building received a State Griffin Award for best historic renovation. We then had to renovate again in 2004 after the Francis floods, opening up the space downstairs as a single restaurant. Later, we renovated the space again for the current restaurant, Andaaaz.



- "Given the importance of helping Biltmore Village recover, and of the Biltmore Crossing building, we must rebuild again." In addition to the restaurant, "We also have offices upstairs that are closed, which affects numerous businesses. Although there is not as much physical damage to the upstairs, offices cannot reopen until there is water, power, and access to Biltmore Village."

REBEL AVL

408 Depot St, Unit 130 - River Arts District, c.1925

- The small creek that flows from the French Broad River and under Lyman St. washed out the first floor of the Historic Glen Rock Hotel on Depot St. Adam Smith, who owns one of the commercial units therein, recalls that while completing our original buildout of their space in this historic Glen Rock Hotel, "it was very important to us that we maintain many aspects of the original structure. We maintained and restored the original terrazzo flooring, molding, facade, and tilework."
- When asked about the building's significance to the area, Adam replied: "This structure has been an important source of community for Asheville's rowing community for the past 8 years, and has integrated itself with the residents who live above the studio in the low-income housing that is maintained by Mountain Housing Opportunities (MHO). Our studio provides jobs and brings customers to the RAD who spend dollars in the various coffee shops and galleries that are located on our side of Depot St."
- "I have put everything into developing this business, and we were awarded the distinction of being 'one of the best Mom and Pop shops in America' by Entrepreneur magazine the Tuesday before the storm hit. I have worked 7 days per week for 8 years to ensure this business has been successful, and I am not trying to be flippant when I say that I don't have a life in Asheville without this studio."

PRIVATE RESIDENCE

Swannanoa, c.1950

- Homeowner Mark Dempsey's bungalow-style house sits adjacent to the Beacon Village built in the 1920s. After Helene, "the house was thoroughly gutted down to the bare frame (studs, joists & rafters) ...Much of the structure will need to be reframed (primarily joists &

rafters) prior to completing floors, walls, ceiling, plumbing, electrical, doors, windows, and finish work."

- Mark notes that the house was built as housing for Beacon Mill employees in 1950. "It is immediately adjacent to Beacon Village, across from the old mill, and represents the growth of the thriving community at the time around Beacon Mill. It was built using salvaged, historic materials that predate the house, making it an interesting structure that reflects a thrifty mindset: to build economically with resources at hand. But because the house was built at a time of prosperity in the community - when community members put their faith in the mill and each other during good times - to me, the house is also a modest emblem of hope and growth around Beacon Village."
- "I have been proud to call this my home for nearly 10 years. Within my smaller community of close friends and family, the house has been an important gathering place for connection, tasty meals and laughter. I already miss sharing stories, homemade fudge, and homegrown blackberries over the fence with my neighbor, who worked in the Beacon Mill. I enjoyed bringing smiles to people in the neighborhood with the flower garden and giving away vegetables to anyone who asked. I care about the future of this house, and I worry that if it's not properly preserved and rebuilt with external support, the house may be sold off only to be rebuilt without consideration of the community and historic preservation. I hope to restore my home to what it was before Helene; honoring its heritage using similar design and materials, while improving its safety for future generations."

QUIETUDE

1130 Montreat Road- Black Mountain, c.1926

Quietude (the Lodge and 9 cabins at 1130 Montreat Road) was built in 1926 as a hunting and fishing lodge. The foundations of four cabins were severely damaged by floodwater and required restoration. Owner Elizabeth Gazarelli mentions that the property "will be 100 years old next year. It is one of the few examples of Rustic Revival architecture in Black Mountain." She also shared that "the structure is important to our community in that the cabins provide long-term rental housing

continued on the next page

Montreat Loses Historic Homes



As our region struggles to recover from the destruction caused by Helene, we were deeply saddened that the Mountain Retreat Association (MRA) decided to inflict more loss onto our community. On March 11th, they demolished three historic structures with no plan for what will replace them.

After years of advocacy and court battles, with a judge’s ruling expected soon but with orders not to move forward with their plans for a hotel, they moved forward with demolition anyway.

In a letter to the *Black Mountain News* by Priscilla Hayner, she pointed out that “One of the houses taken down was the oldest home in Montreat; next door was a near second oldest, with deep roots reflecting early activities of the town. Two of these three homes were in fine shape, one of them recently fully renovated. The pretense that they were unusable is absolutely false.”

Sadly, this action is irreversible and will forever mar the name of the Mountain Retreat Association.

Announcing 2024’s Properties with New Easement Protections



Burlington Hotel



Flora Sorrell Boarding House



SunUp



Whiteford G. Smith House

We are thrilled to announce that these historic treasures will be permanently protected!

BURLINGTON HOTEL
60 & 64 BILTMORE AVE.
The adjoining two-story brick buildings were constructed ca. 1925. The building at 60 Biltmore Avenue first appeared in the 1926 city directory as the Burlington Hotel. The hotel was listed at this address through 1931 when the name of the hotel changed to the Princeton Hotel. The building at 64 Biltmore Avenue first appeared in the 1925 city directory as Ray Tire Co. It continued to be used as an auto service station until ca. 1940.

FLORA SORRELL BOARDING HOUSE
100 BILTMORE AVE.
This two-story colonial revival-style brick house was constructed ca. 1911. Flora Sorrell operated the building as a boarding house after it was constructed. It later became known as the Deluxe Tourist Home and operated as a tourist home through the 1960s.

SUNUP
5 RESERVOIR RD.
The 1912 Arts & Crafts style cedar-clad house with a front gable roof was built by J. M. Chiles as a speculative house in the Forest Hill neighborhood. The house was subsequently owned by Dr. C. D. Colby, a Tuberculosis researcher at St. Joseph’s Hospital, who lived there with his family from 1919 until 1959. The house has continued to be used as a single-family home.

WHITEFORD G. SMITH HOUSE
255-263 HAYWOOD ST.
This two and one-half-story Queen Anne style house was built in 1894 for druggist Whiteford G. Smith. The house is an excellent example of a Queen Anne style building and is one of a few remaining houses in Asheville that features an elaborate porch with turned and bracketed posts, pedimented entries, beaded weatherboards, and a bracketed cornice.

Upcoming PSABC Events

MAY 31	TIME TRAVELING GALA SEE BACK PAGE
JUNE 26	ANNUAL MEETING & SOCIAL HOUR RAD Brewing
SEPT 21	ANNUAL PSABC POTLUCKGrove Park
OCT 31	HALLOWEEN AT THE GROVE OFFICE Charlotte Street

continued from previous page

to residents, which is in very short supply in our town after Helene. The Lodge serves as a meeting place for prayer and meditation.”

PRIVATE RESIDENCE
Beacon Village, c.1927

PRIVATE RESIDENCE
Leicester, c.1864

- Jessica Smith, whose property in Leicester is thought to be roughly 160 years old, saw the foundation of the house topple under part of the structure due to Helene flooding. She shared that “this historic homestead is important to the community. The building has been here as a homestead/farm for 180 years. Many people in this neighborhood and Leicester area have historical ties/stories to this property as it was one of the first structures of the area. It is still spring fed and wood heat.”
- “There are three springs on the property and I, as the owner, have been working on better drainage and protection of the springs. In the aftermath of Helene because of the spring water infrastructure on this property, I was able to distribute upwards of 10,000 gallons of water to locals in Buncombe County. I extended spring fed plumbing to the roadside on Smith Road and it will remain in case of any future water shortages. This location was only one of three in the Leicester area providing a source of free non-bottled water to the community. Many people in town came to use the shower and cook and do laundry in the state of shortage after Helene. The property has been a gathering place for music and community.”

PRIVATE RESIDENCE
Beacon Village, c.1927

- Vince Floriani and Kathleen Pett described how their “recently completely remodeled duplex in Beacon Village was completely flooded, to within a foot from ceiling. It has been completely gutted to the studs, and the mud/muck has been removed from crawlspace.”
- They also shared that, “In addition to being an important part of Swannanoa, and the greater Asheville area history, we worked hard on rehabbing this building to provide two one-bedroom apartments to low-income renters. This very friendly and safe neighborhood provided a safe environment to a disabled veteran and a newly arrived refugee from Central America. Both were displaced.”

WILLIE NELSON CAMP JR. HOUSE
92 Flat Top Mountain Road – Fairview, c.1926

- This property is listed on the National Register of Historic Places and is designated as a Buncombe County Landmark Property

through the Historic Resources Commission of Asheville/Buncombe County. The historic home is now used “to provide the community a place to gather for events such as dances, films, weddings and social gatherings.” Owner Paul Samuels described how wind damage to the roof and chimney resulted in leaking and water damage to the building. Interior chimney masonry and floor joists were in need of repair to address the leakage and resulting water damage.

408 DEPOT STREET, UNIT 150
River Arts District, c.1925

- Another business owner in the Glen Rock Hotel building, Dr. Carly Brown, noted that “the building dates back to the early 1900s. It is across the street from the old train depot and there are original photos of the structure available. This building has survived many historic floods and is one of the older buildings in the River Arts District which people tour from all over the world to get a sense of the historic nature of Asheville, NC.”
- She went on to say that the structure is of value to the community for several reasons: “First, the residences on the upper levels provide affordable housing for disabled persons and those qualifying for affordable housing, as determined by the City of Asheville. The commercial spaces serve as a cooperative to support the affordable housing and provide services to our community. Prior to the flood, the commercial units housed not-for-profits, healthcare facilities, and multiple fitness facilities and even a dog grooming salon. The building is a charming anchor to the River Arts District, as it is the characteristic brick of the area, and there are seating areas for tourists. We spent millions collectively over the years revitalizing the area, bringing important services and significant economic gains to local residents.”

408 DEPOT STREET, UNIT 160
River Arts District, c.1925

- David Frechter – “I believe it is important as a historical building even without a historical designation and now serves as the southern anchor for the River Arts District along with providing necessary affordable housing in our community.”
- “408 Depot Street LLC is privately owned and depends on the income from tenancy to help carry the property. The former occupant...lost all its contents in the flood and terminated their lease so there has not been any rental income since October and the unit will likely stay vacant for several more months until the renovations are complete and a new tenant is secured.”

PRIVATE RESIDENCE
Beacon Village, c.1925

BIG TOTE!

Get yours at the QR or come by the office.

JUST \$20*

*Groceries not included.

HOME TOUR SUCCESS

Our Annual Historic Home Tour in February welcomed PSABC members, locals and old house enthusiasts from all over the country this year for a tour of North Liberty Street. Over 300 guests toured 4 private homes and the Beaufort House Inn - and we raised \$20,000 towards our mission!

A special thank you goes out to our generous homeowners, sponsors, volunteers and the National Arts and Crafts Conference for making the weekend such a huge success.

Interested in opening up your historic home for a PSABC event?

Reach out to
Jamie at jamie@psabc.org.
It's a fun and unique way to support us!



Longtime volunteer and PSABC Supporter, Jim Cavener

Spring IntheOaks
Time Traveling Gala

You are invited to join us for “Spring IntheOaks” on Saturday, May 31st. Our Time Traveling Gala will be held in Black Mountain at a stunning 24,000 square foot Prohibition-era gem, and you will not want to miss it! Enjoy gourmet hors d’oeuvres, signature cocktails by Chemist Spirits and live music while we explore this hundred year old property.

You will be greeted with a glass of bubbly and a trolley ride to the house. Enjoy a speakeasy atmosphere with the Champagne Trio in the Music Room or head to the Gymnasium to dance the night away with the Free Flow Band. Guests will also be led on guided tours of the swimming pool and the storied Dutch Room.

This event is typically held in late September, but we couldn’t wait that long to throw a party! Instead of the leaves beginning to change, we look forward to seeing this house in bloom. Bring your friends for a special evening celebrating preservation with PSABC!

Individual tickets are \$150 for PSABC members and \$175 for nonmembers. Buy tickets or sponsorships at psabc.org or by scanning the QR code below.



DIAMOND

PLATINUM

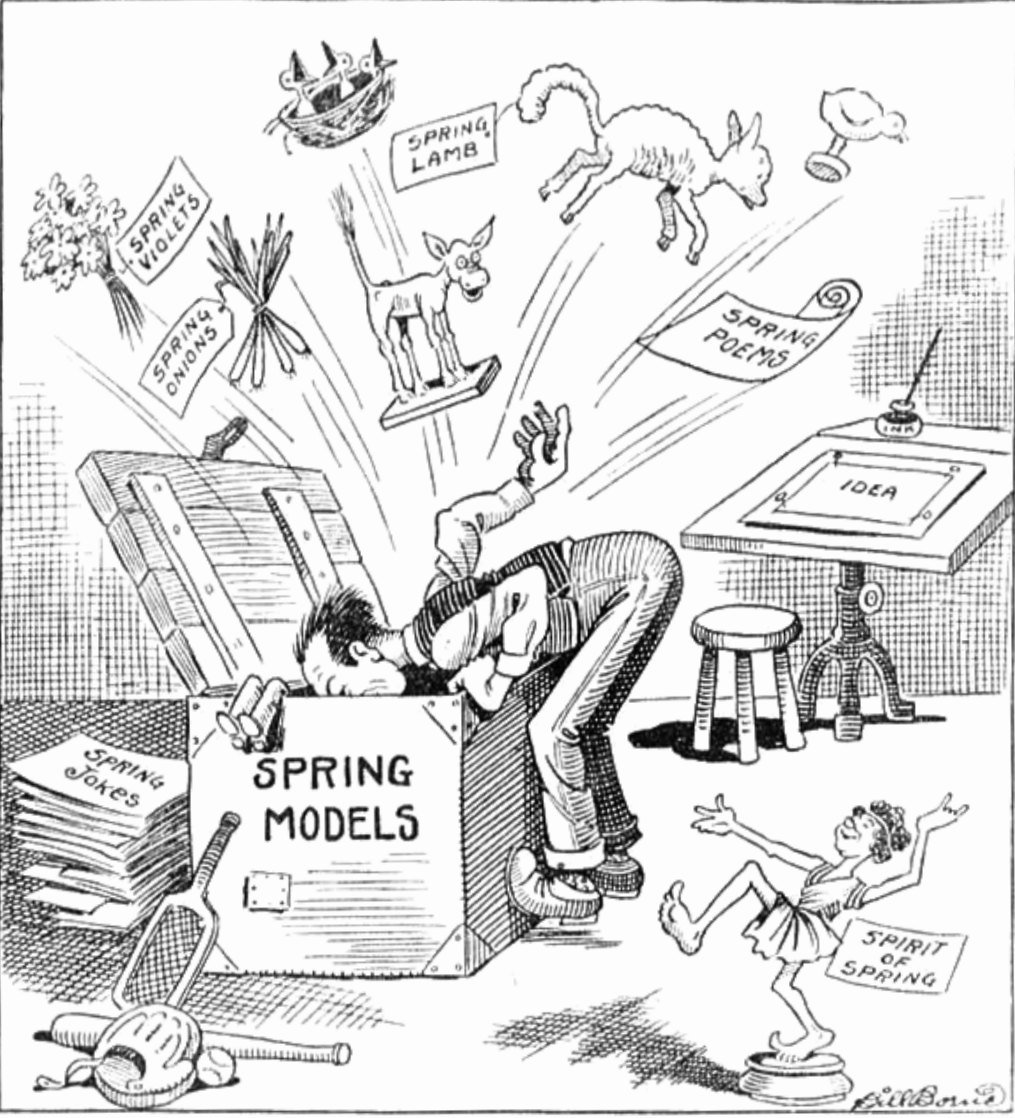
ANNUAL-TIME TRAVELING GALA

SPONSORS AS OF APRIL 24, 2025

GOLD

SILVER

Influence of Early Spring Weather ©Billy Borne 1926



Preservation Word Search

S X R R C A M Z F S V R C D P
H U S T R U C T U R E E R C P
G Y S D I S T R I C T H L U R
A H H T R Q C D W I J A A L O
R E G A A E U R A N S B N T T
C R P D H I S H M T T I D U E
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- sustainability

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SUPPORT PSABC BY SUPPORTING OUR BUSINESS MEMBERS!

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